

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/74 Stokes Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$740,000 & \$810,000

Median sale price

Median price \$785,000 Property Type Unit Suburb Port Melbourne

Period - From 01/04/2023 to 30/06/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	213/101 Bay St PORT MELBOURNE 3207	\$785,000	27/06/2023
2	2/55 Johnston St PORT MELBOURNE 3207	\$770,000	12/04/2023
3	309/55 Bay St PORT MELBOURNE 3207	\$755,000	04/09/2023

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

13/09/2023 09:37



2 1 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$740,000 - \$810,000
Median Unit Price
June quarter 2023: \$785,000

Comparable Properties



213/101 Bay St PORT MELBOURNE 3207 (REI) Agent Comments

2 2 1

Price: \$785,000
Method: Private Sale
Date: 27/06/2023
Property Type: Apartment



2/55 Johnston St PORT MELBOURNE 3207 (REI/VG) Agent Comments

2 1 1

Price: \$770,000
Method: Private Sale
Date: 12/04/2023
Property Type: Apartment



309/55 Bay St PORT MELBOURNE 3207 (REI) Agent Comments

2 1 1

Price: \$755,000
Method: Private Sale
Date: 04/09/2023
Property Type: Unit

Account - Cayzer | P: 03 9699 5999